

The background of the slide features a blue-tinted photograph. In the foreground, there are several multi-story residential houses with prominent dormer windows. Behind the houses, a dense urban skyline is visible under a clear blue sky. Notable skyscrapers include the Willis Tower (Trump Tower) on the right and the Willis Tower (Trump Tower) on the left. The text is overlaid on this image.

Welcome to the Conversation!

Thursday, July 23, 2020

**Virtual Community Meeting Regarding
Blue Hill Avenue Action Plan**



Meeting Objective: Discuss Possible Site Uses for City Parcels on Blue Hill Avenue for a Forthcoming Development Request for Proposals (RFP)

AGENDA

- **Welcome & Introductions**
- **Brief Look Into the History of Blue Hill Avenue**
- **Initiatives Along the Corridor**
- **Blue Hill Avenue Action Plan Goals**
- **Parcel Information**
- **Possible Uses, Parcels & Site Studies**
- **Comments, Q&A**
- **Next Steps - Take Steps on a RFP**



History at a Glance: Blue Hill Avenue

History At a Glance: Blue Hill Avenue

The central spine of Boston, Blue Hill Avenue is both the historic home of Boston's Black community, but also home to immigrant populations from both the Caribbean and Cape Verde. After decades of disinvestment following the redlining of the neighborhoods of Mattapan, Dorchester, and Roxbury in the 1960s, new investment in the Avenue was finally undertaken in the early 1990s, with a number of communities organizing Boston Main Streets districts for their underutilized business districts.

The focus of this Blue Hill Avenue Initiative was to bring back retail stores, and to re-establish community-based shopping districts with anchor retail, such as grocery stores. Mecca in Grove Hall is a prime example of the kind of community partnership and investment that was typical of that time. Capital investments were also made to reactivate the streetscape with new plantings, new lighting, bus shelters, and other amenities.

Throughout this process, the Department of Neighborhood Development (and its predecessor, the Public Facilities Department) worked with the communities up and down the Avenue to develop City-owned vacant land thoughtfully and in alignment with community values.

The effort that we're launching tonight will focus on ten parcels that are in the Mattapan Square area.





Initiatives Along The Corridor

Ongoing Plans & Initiatives Along The Corridor

ReStore Boston

Office of Small Business Development through ReStore Boston offers: Help designing your storefront Grants for signs Matching grants for exterior design & renovation of commercial buildings in Boston's neighborhoods.

PLAN: Mattapan

Boston Planning & Development Agency (BPDA) City planning initiative seeks to ensure that we preserve wisely, enhance equitably, and grow inclusively. The team is working with the community to create a comprehensive vision for the Mattapan planning area and guide future growth and investment.

Franklin Park Action Plan

Working with the **Boston Parks and Recreation Department**, and in close collaboration with the local community, the core design team of **Reed Hilderbrand, Agency Landscape and Planning**, and **MASS Design Group**, will produce a strategic vision to invest in Franklin Park. Together, we will generate comprehensive and actionable recommendations that will honor the park's design heritage, expand and engage its users, and strengthen the connection of the park to the city and the community.



CITYLAB Reclaiming Space

Collaborative effort between Wentworth Innovation, City of Boston and Entrepreneurship Center to develop a series of strategies and short-term solutions for underutilized and abandoned properties in Boston's Dorchester and Mattapan Neighborhoods.

Blue Hill Avenue Transportation Action Plan

Boston Transportation Department (BTD) The Blue Hill Avenue Transportation Action Plan seeks to improve quality of life for corridor users. To improve on the City's current state of transportation-related equity by re-imagining how the avenue functions. The scope of this project stretches from Mattapan Square to the intersection of Blue Hill Avenue and Warren Street in Grove Hall.

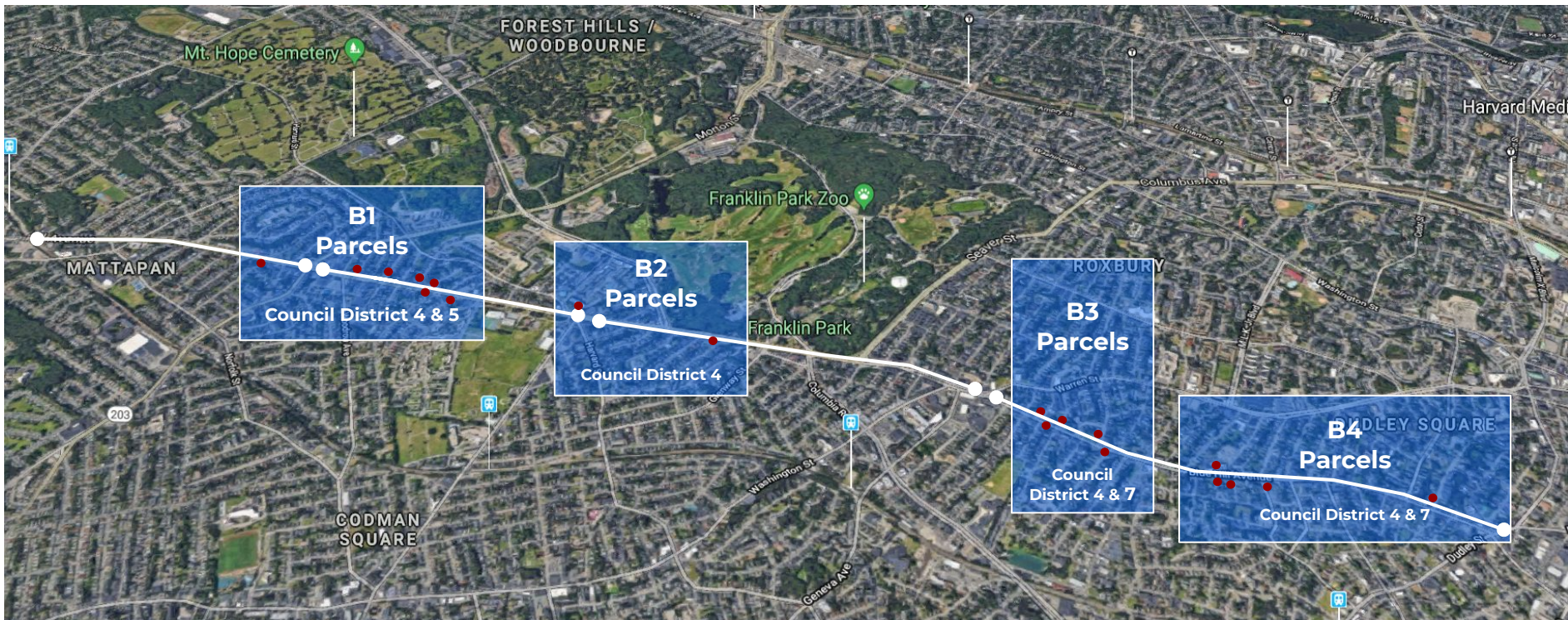
DND Blue Hill Avenue Action Plan

Department of Neighborhood Development (DND) plan for the disposition of 30 city-owned parcels along Blue Hill Avenue between Boston's Mattapan and Roxbury neighborhoods. Coordinate project goal of "Bringing Business Back to Blue Hill Ave" by fostering economic development and business growth through partnerships with the Office of Business Small Business Development, BPDA, and BTD.

A photograph of a row of three-story, light-colored wooden houses with multiple windows. In the foreground, a white station wagon and a dark SUV are parked on the street. A black lamppost is visible on the right side of the frame. The entire image has a blue tint.

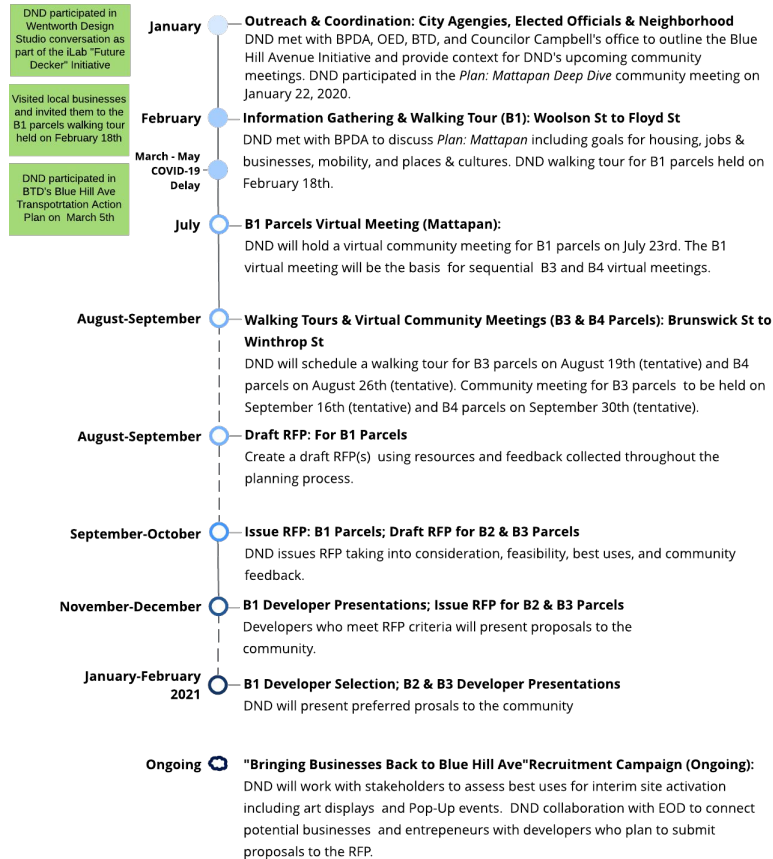
Blue Hill Avenue Action Plan

Blue Hill Ave Map [30 Parcels]



Blue Hill Avenue Action Plan

Project Timeline



City of Boston
Neighborhood Development

Summary of Parcels Review

- 30 Parcels across the Blue Hill Ave Corridor
- Total assessed value FY19 **\$1,445,400**
- Total sf **96,960**
- City Council Districts 4, 5, & 7: Councilors Campbell, Arroyo, and Janey
- RFPs last released 2016-2017 for mix-use or commercial development
- Zoning includes: Multi-family Residential, Local Services, Local Convenience, Neighborhood Shopping, 3F-5000, 3F-6000



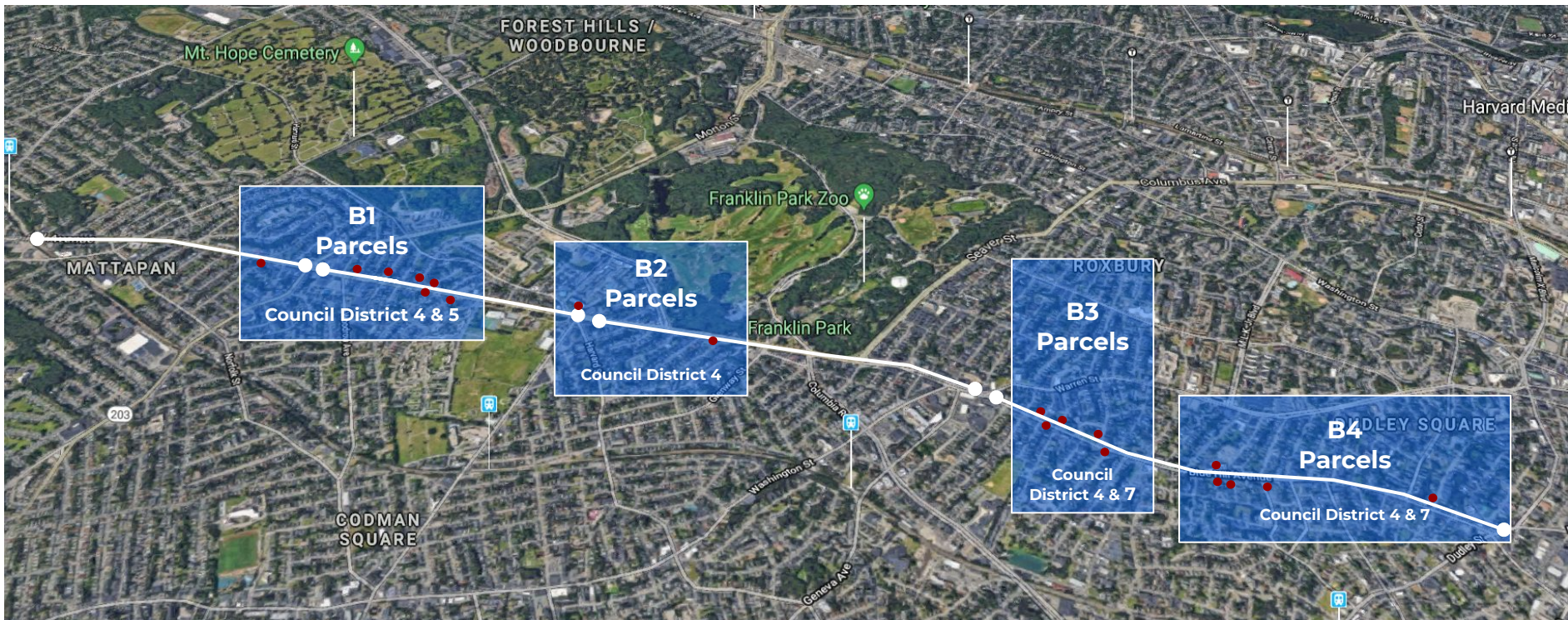
“Bringing Businesses Back to Blue Hill Ave”

Project Goals

Business and Mixed-use Housing Development - “The Entrepreneurial Spirit”

- Partner with the Office of Economic Development (OED through Main Streets) to identify business opportunities for aspiring business owners and the community’s preferences for new commercial and mixed-use businesses on COB parcels. This effort will include working with ReStore Boston to provide technical assistance and storefront improvement funding for existing businesses.
 - WORK, Create local jobs, so that neighborhood residents can work where they live.
 - LIVE, Create opportunities for business owners to live close to their businesses and employees to work close to home affordably.
 - PLAY, Attract new businesses and services that the neighborhood has been looking for.Connect (make marriages) developers with aspiring and existing business owners.
- Leverage DND’s funding, and experience with various types of housing, to assist with financing options for mixed-use (commercial and residential) projects.
- Partner with the BPDA to implement the outcomes of the ongoing PLAN: Mattapan initiative. Align project goals for disposition with the values that have been expressed by the community and are represented in the PLAN: Mattapan vision statement.

Blue Hill Ave Map [30 Parcels]



“Bringing Business and Mixed-Use Housing Back to Blue Hill Ave”

Project Goals - B1 Parcels

- Spark economic development and business growth opportunities; improve existing business, foster entrepreneurial spirit in the community. Use OED, Restore Boston, Technical Assistance to:
 - Create local jobs so that more existing workers can live in the community because of affordable housing close to where they work.
 - Attract businesses and services that the neighborhood has been looking for. Make marriages of developers and potential business owners.
 - Promote housing in combination with commercial development, “mixed use” opportunities
- Coordinate project goals with Transportation along BHA.
- Align the project goals for disposition with PLAN: Mattapan and look for opportunities for implementation of the Plan.

Woolson St to Floyd St [B1]

City Council District 4: Councilor Campbell

**City Council District 5: Councilor Arroyo

	Address	Parcel ID	Assessed Value	Square Footage	Zoning	Previous RFP (Y/N), RFP Date	Possible use
1	978 982 Blue Hill Ave	1403128000	\$40,900	5,619 sf	Mattapan 3F-5000, Neighborhood Shopping (NS-1)		6 Dwelling Units (2BR type)+ Retail/Groc, Rest., Dance/Exercise, Art Studio, Light Indust., Office Consider: 17-21 Stratton is 12,600 sf
2	1015 Blue Hill Ave 1019 Blue Hill Ave	1404405000 1404406000	\$57,400	7,037 sf	Mattapan 3F-5000		12 Dwelling Units (2BR type)+ Retail/Groc, Rest., Dance/Exercise, Art Studio, Light Indust., Office
3	1039 Blue Hill Ave 6 Fabyan St	1404432000 1404458000	\$62,700	7,789 sf	Mattapan 3F-5000		<u>1039 BHA</u> - 6 Dwelling Units (2BR type)+ Retail/Groc., Dance/Exercise, Art Studio, Light Indust., Office <u>6 Fabyan St</u> - 3 Dwelling Units (2-1BR+1-4BR) Light Office
4	1028 1044 Blue Hill Ave	1403200000	\$46,700	6,041 sf	Mattapan 3F-6000, Neighborhood Shopping (NS-1)		6 Dwelling Units (2BR type)+ Retail/Groc., Dance/Exercise, Art Studio, Light Indust., Office
5	1085 Blue Hill Ave	1404487000	\$70,100	5,000 sf	Mattapan 3F-5000		2 Dwelling Units (4BR) Light Office
6	3 Baird Street 1127 1135 Blue Hill Ave	1404580000 1404578000	\$18,700 \$27,700	2,840 sf 3,579 sf	Mattapan Neighborhood Shopping (NS-1)		<u>3 Baird St</u> - 3 Dwelling Units (2-1BR+1-4BR) Light Office <u>1127 1135 Blue Hill Ave.</u> - 5 Dwelling Units (Loft-style type)+ Retail, Salon, Café, Office
7	1228 1230 Blue Hill Ave**	1404058000	\$32,000	3,900 sf	Mattapan 3F-6000		Possible open space
		10 Parcels	\$356,200	41,805 sf			



Woolson St to Floyd St [B1]



[illegible]



Possible Uses

“Bringing Business Back to Blue Hill Ave”

Possible Uses - B1 Parcels

Commercial & Residential Uses (or Mixed Use)

We have heard that these are important key issues to address:

- Create local business opportunities that foster the entrepreneurial spirit of members of local community.
- Attract businesses and services that that the neighborhood has been looking for.
- Create opportunities to own retail and commercial space instead of renting - living close to their business.
- Create local jobs so employees can live in the community because affordable housing is close to where they work.

Building Types: Residential with Commercial/Office

RESIDENTIAL OFFICE

A building that is the scale of the residential homes in the neighborhood with office or other commercial space at the ground floor.

Professional office, daycare and some business uses including arts are allowed in the Residential Zoned District.

Accessible entry will be needed



Building Types: Commercial with Residential above

RESIDENTIAL RETAIL

Commercial space is a portion of or all the first floor.

Residential is above (2-3 stories)

These buildings are a **“Mash-up”** of building types.

- Triple Decker with gable roof
- One story storefront business.



Building Types: Commercial with Residential above

MIXED USE - COMMERCIAL & RESIDENTIAL above

A series of stores at the ground floor creating a shopping area at the street with residential (or office) above.

Ways to create ownership opportunities

Homeowner Commercial

- The homeowner is also the business owner.
- The homeowners own the businesses together as an association.



The background image shows a row of three-story row houses with light-colored siding and multiple windows. A white station wagon and a dark SUV are parked on the street in front of the houses. A street lamp is visible on the right side. The entire image has a blue tint.

Parcels and Site Studies

Woolson St to Floyd St [B1]



1085 Blue Hill Ave: Street View

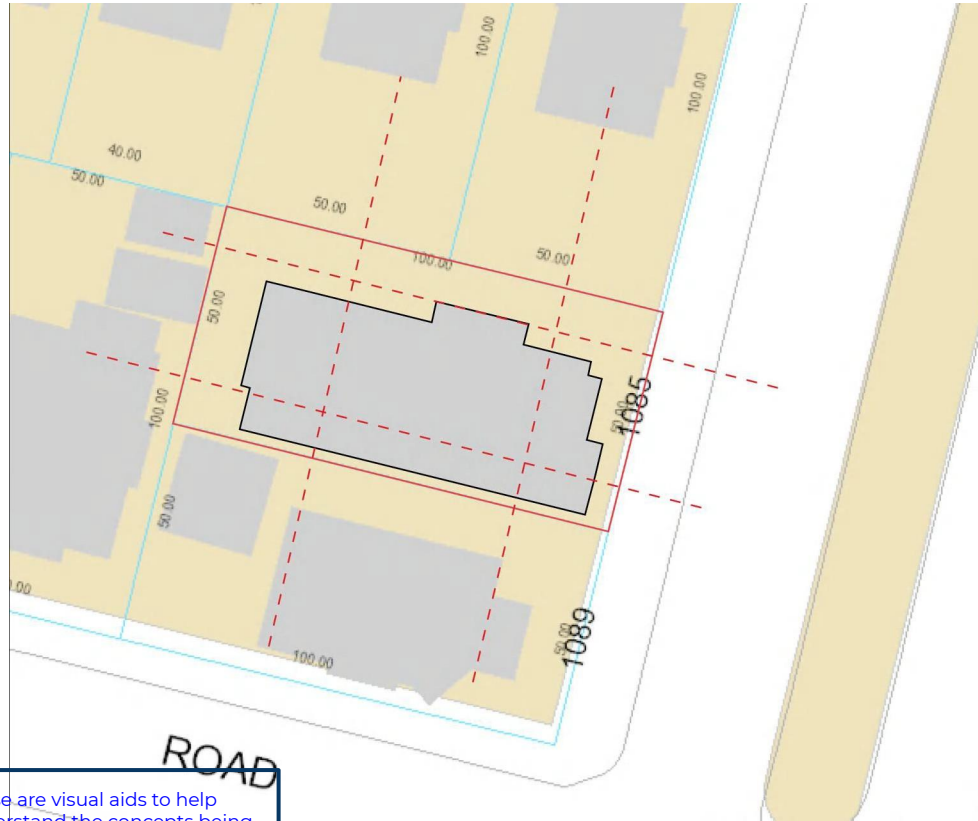


1085 Blue Hill Ave: Street View





1085 Blue Hill Ave (1 Parcel)



These are visual aids to help understand the concepts being presented. Not intended to be literal proposals for the site.

Zoning: MATTAPAN 3F-5000

5,000 SF



RESIDENTIAL OFFICE

Office or other commercial space within a building that is the scale of the residential homes in the neighborhood.



1 FRONT ELEVATION
1/4" = 1'-0"

These are visual aids to help understand the concepts being presented. Not intended to be literal proposals for the site.

1085 Blue Hill Ave: 3D

Scheme A



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1 FRONT ELEVATION
1/4" = 1'-0"

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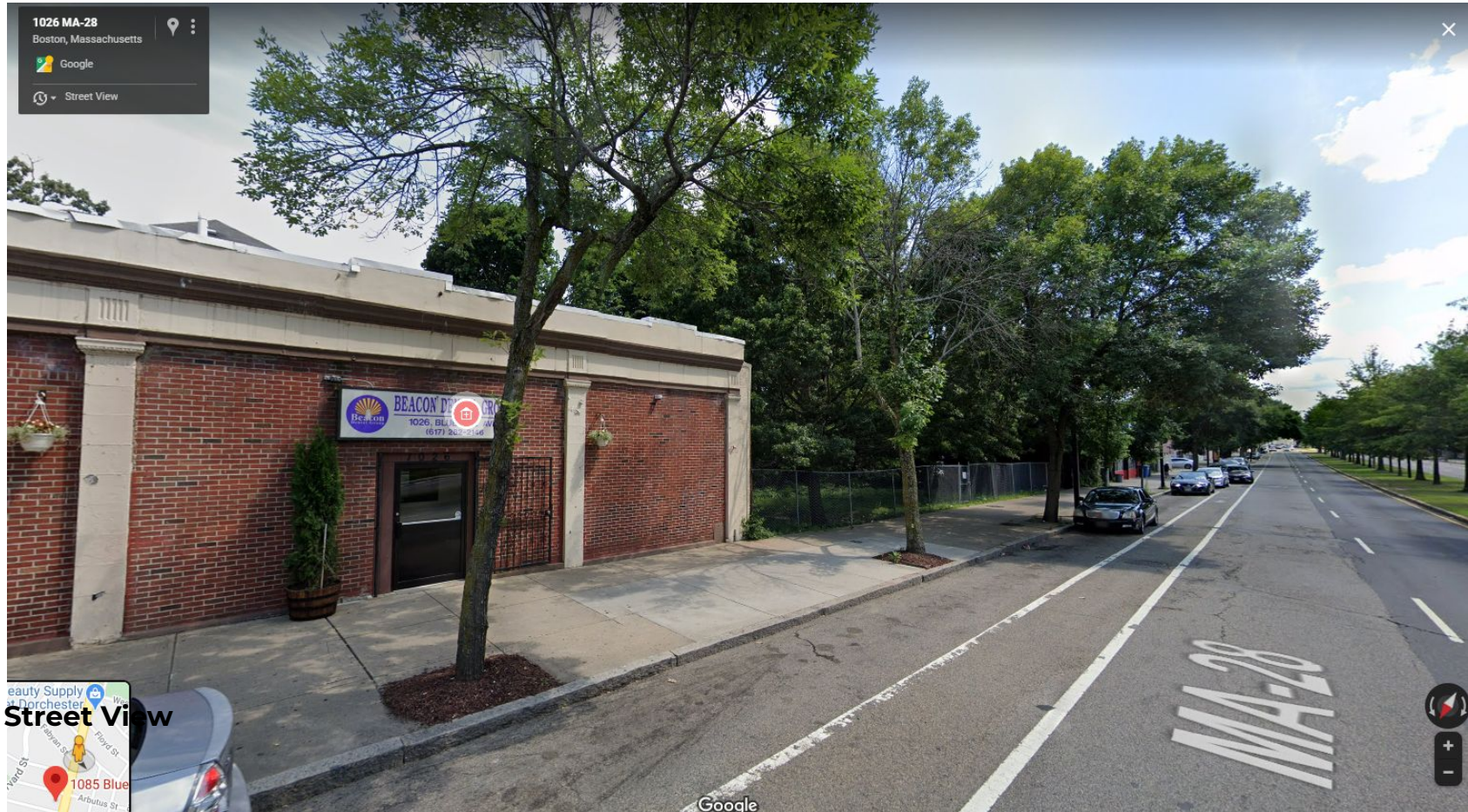
1085 Blue Hill Ave: 3D

Scheme B



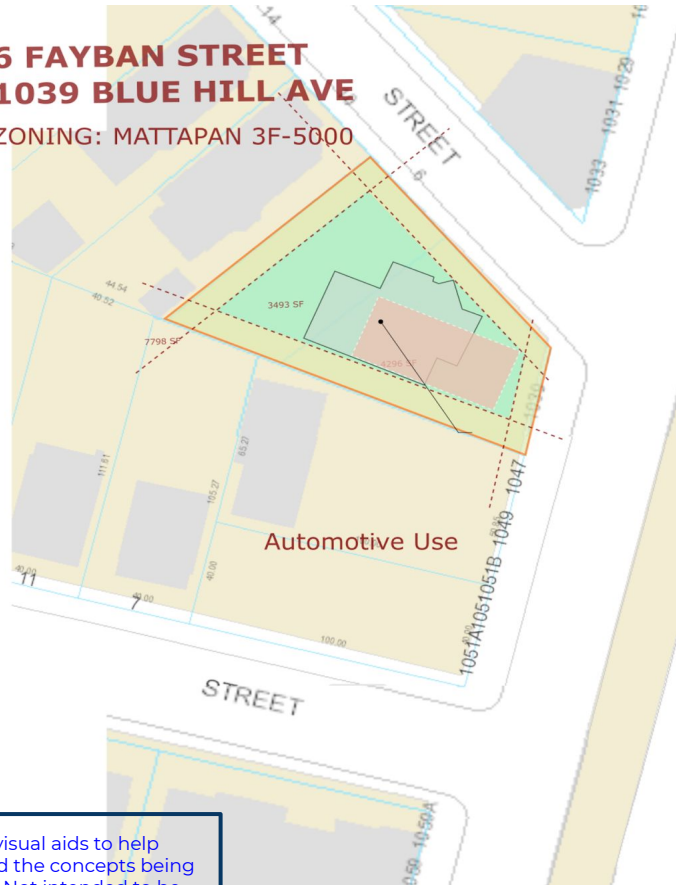
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1028-1044 Blue Hill Ave (1 Parcel)



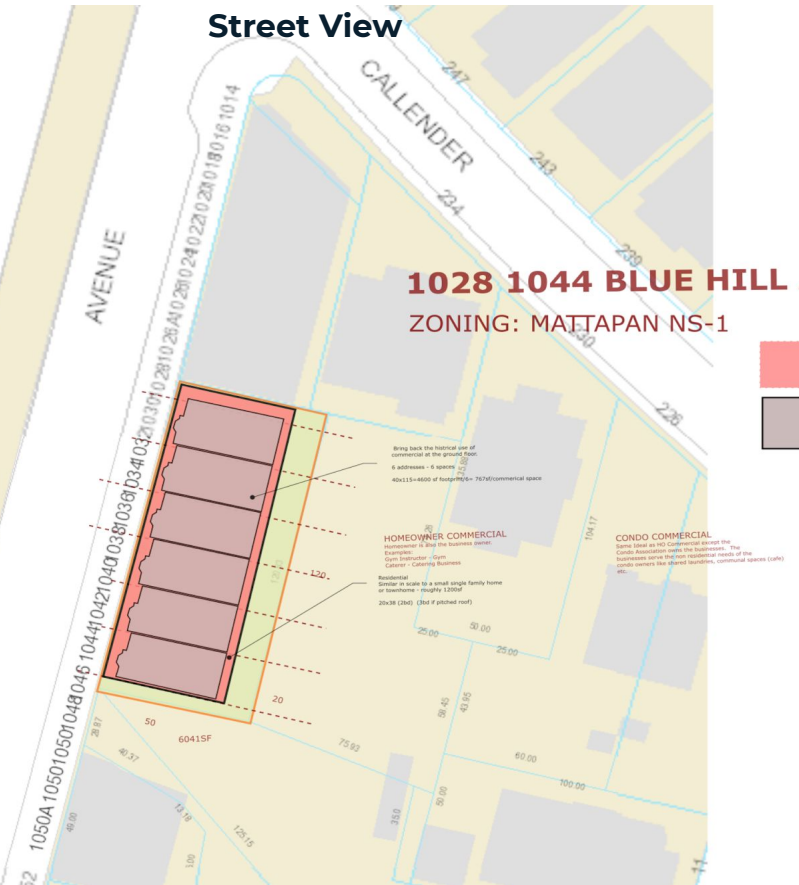
1028-1044 Blue Hill Ave (1 Parcel)

6 FAYBAN STREET
1039 BLUE HILL AVE
ZONING: MATTAPAN 3F-5000



Street View

1028 1044 BLUE HILL AVE
ZONING: MATTAPAN NS-1



These are visual aids to help understand the concepts being presented. Not intended to be literal proposals for the site.

[illegible]

Zoning: MATTAPAN NS-1

6,041 SF



**MIXED USE - COMMERCIAL &
RESIDENTIAL above**

A series of stores with residential (or office) above.

Ways to create ownership opportunities



1028-1044 Blue Hill Ave: Elevation

Scheme A



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1028-1044 Blue Hill Ave: 3D

Scheme A



These are visual aids to help understand the concepts being presented. Not intended to be literal proposals for the site.

1028-1044 Blue Hill Ave: Elevation

Scheme B



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1028-1044 Blue Hill Ave: 3D

Scheme B



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1028-1044 Blue Hill Ave: 3D

Scheme B



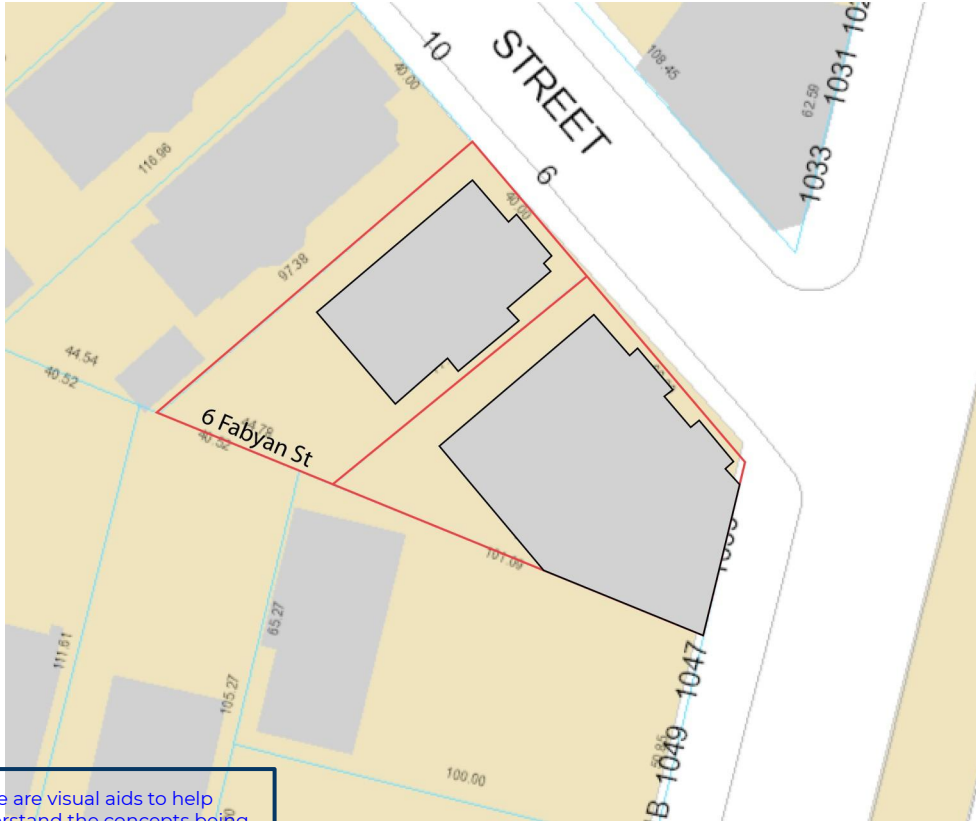
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1039 Blue Hill Ave + 6 Fabyan St (2 Parcels)



Street View

1039 Blue Hill Ave + 6 Fabyan St (2 Parcels)



Zoning: MATTAPAN 3F-5000

1039 Blue Hill Avenue - 4,296 sf

6 Fabyan Street - 3,493 sf

RESIDENTIAL OFFICE

Office or other commercial space within a building that is the scale of the residential homes in the neighborhood.

MIXED USE - COMMERCIAL & RESIDENTIAL above

A series of stores with residential (or office) above.

Ways to create ownership opportunities

These are visual aids to help understand the concepts being presented. Not intended to be literal proposals for the site.

6 Fabyan St: Elevation



1 FRONT ELEVATION
1/4" = 1'-0"

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6 Fabyan St: 3D



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1039 Blue Hill Ave: 3D



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1011-1019 Blue Hill Ave (2 city-owned parcels + 1 privately owned)



1011-1019 Blue Hill Ave (2 city-owned parcels + 1 privately owned)

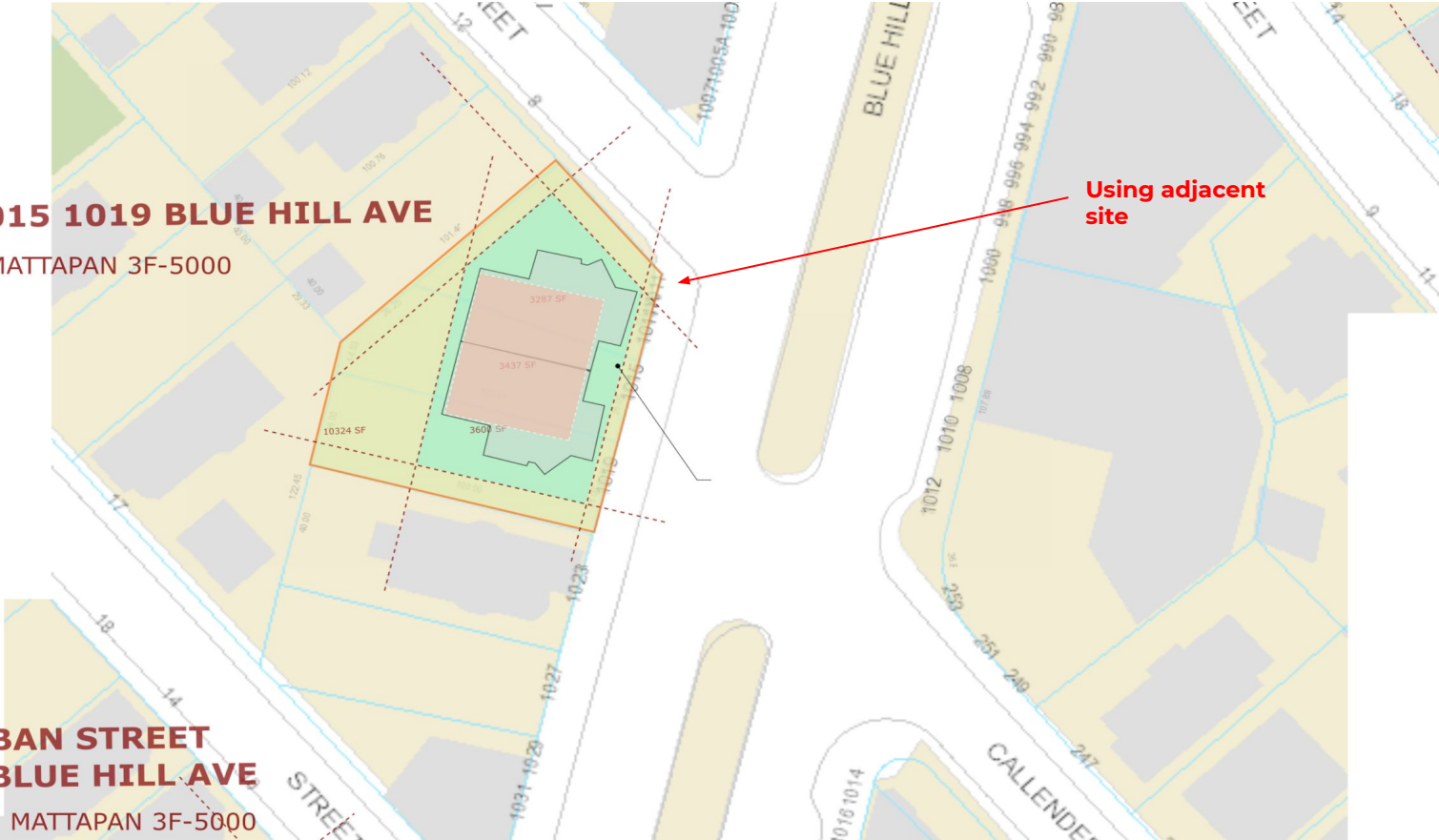
1011 1015 1019 BLUE HILL AVE

ZONING: MATTAPAN 3F-5000

Using adjacent
site

**6 FAYBAN STREET
1039 BLUE HILL AVE**

ZONING: MATTAPAN 3F-5000



[illegible]

Zoning: MATTAPAN 3F-5000

1015 Blue Hill Avenue - 3,437 SF

1019 Blue Hill Avenue - 3,600 SF

**MIXED USE - COMMERCIAL &
RESIDENTIAL above**

A series of stores with residential (or office) above.

Office or other commercial space within a building that is the scale of the residential homes in the neighborhood.

Ways to create ownership opportunities

1011-1019 Blue Hill Ave: Elevation



1 FRONT ELEVATION
 $\frac{1}{4}" = 1'-0"$

These are visual aids to help understand the concepts being presented. Not intended to be literal proposals for the site.

1011-1019 Blue Hill Ave: 3D



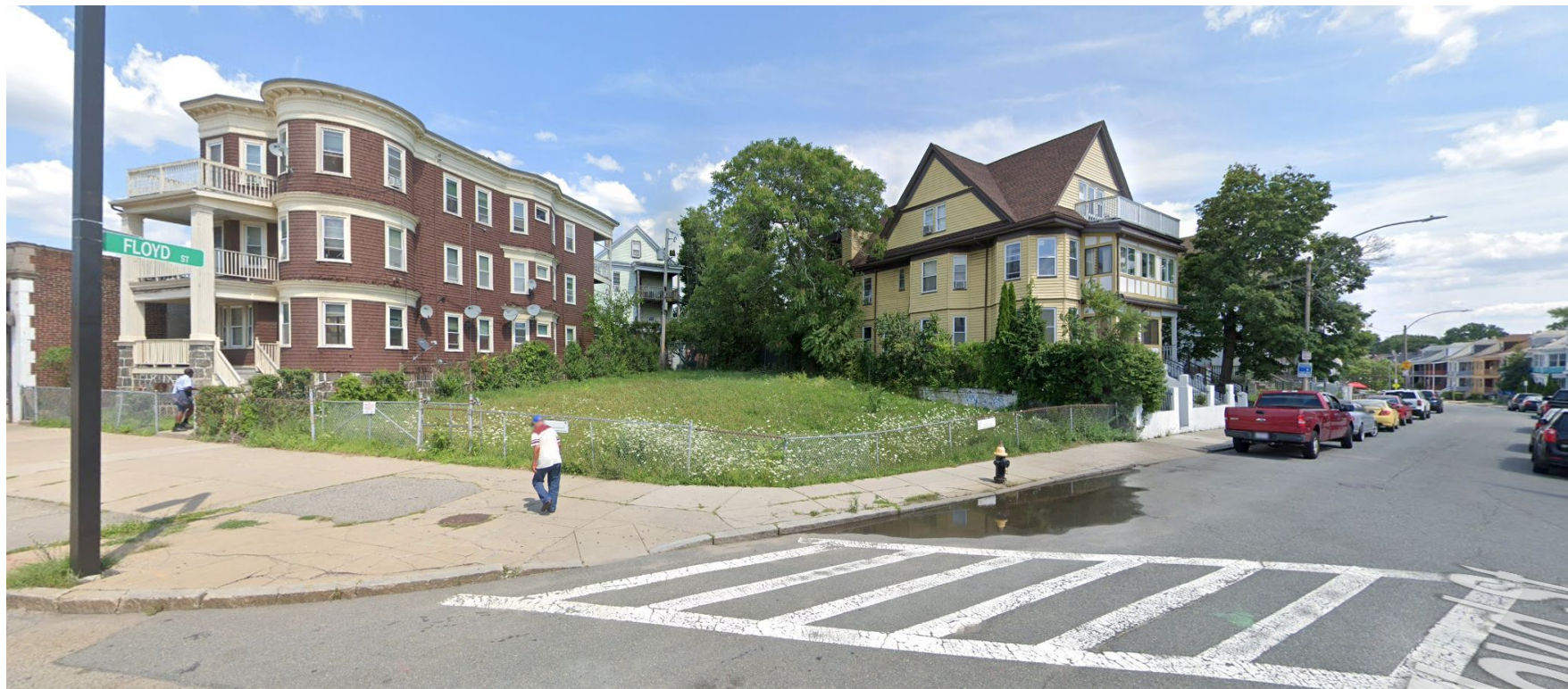
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1011-1019 Blue Hill Ave: 3D



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978-982 Blue Hill Ave (1 Parcel)



USES: Residential Uses at Second

Rear Yard Setback: See note 5
Lot Width & Frontage: None

ZONING: MATTAPAN NS-1

These are visual aids to help understand the concepts being presented. Not intended to be literal proposals for the site.

5,619 SF

A series of stores with residential (or office) above.

Office or other commercial space within a building that is the scale of the residential homes in the neighborhood.

Ways to create ownership opportunities

978-982 Blue Hill Ave: 3D



These are visual aids to help understand the concepts being presented. Not intended to be literal proposals for the site.

978-982 Blue Hill Ave: 3D



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Woolson St to Floyd St [B1]



3 Baird Street (1 Parcel)



3 Baird Street



These are visual aids to help understand the concepts being presented. Not intended to be literal proposals for the site.

Zoning: MATTAPAN NS-1

2,840 SF



RESIDENTIAL RETAIL “Mash-up”

Commercial space is a portion of or all the first floor. Residential is above (2-3 stories)



3 Baird Street: Elevation



1 FRONT ELEVATION
1/4" = 1'-0"

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3 Baird Street: 3D

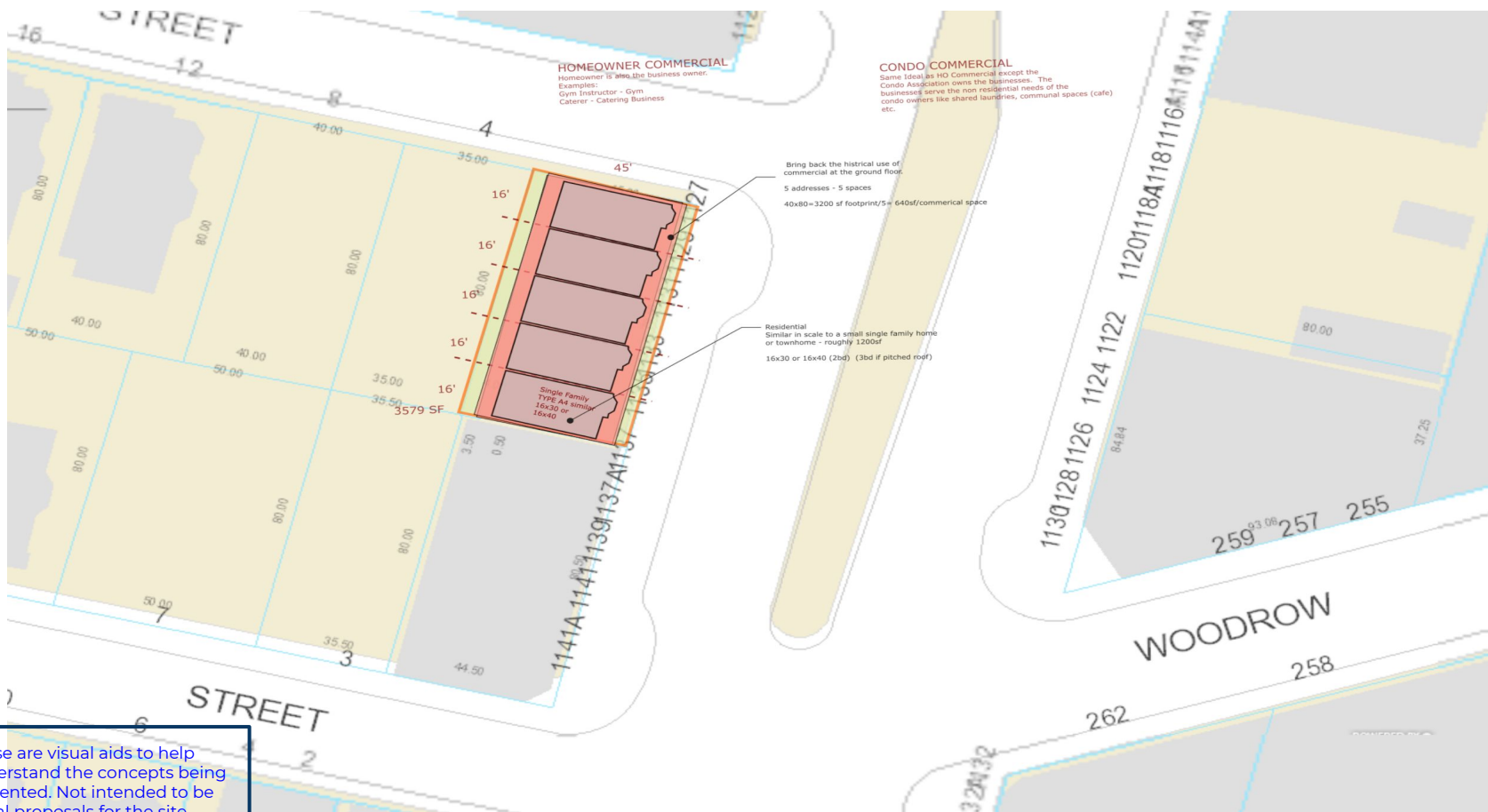


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1127-1135 Blue Hill Ave

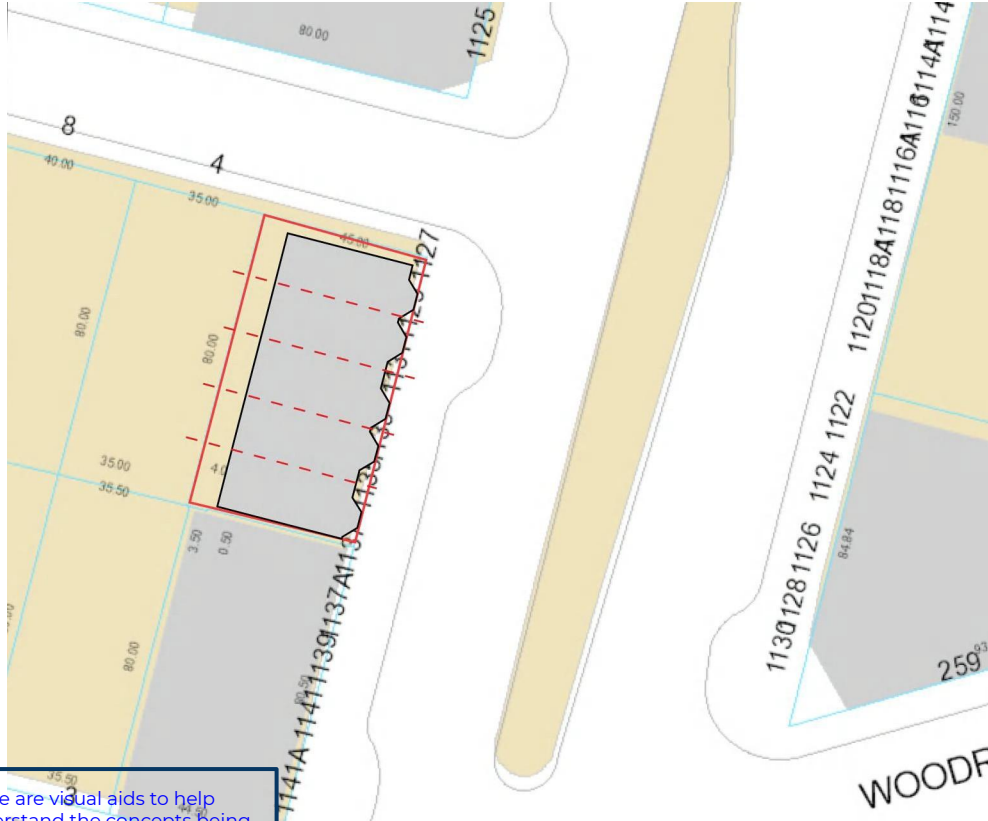


1127-1135 Blue Hill Ave (1 Parcel)



These are visual aids to help understand the concepts being presented, Not intended to be literal proposals for the site.

1127-1135 Blue Hill Ave (1 Parcel)



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Zoning: MATTAPAN NS-1

3,579 SF



MIXED USE - COMMERCIAL & RESIDENTIAL above

A series of stores with residential (or office) above.

Ways to create ownership opportunities

1127-1135 Blue Hill Ave: Elevation

Scheme A



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1127-1135 Blue Hill Ave: 3D

Scheme A



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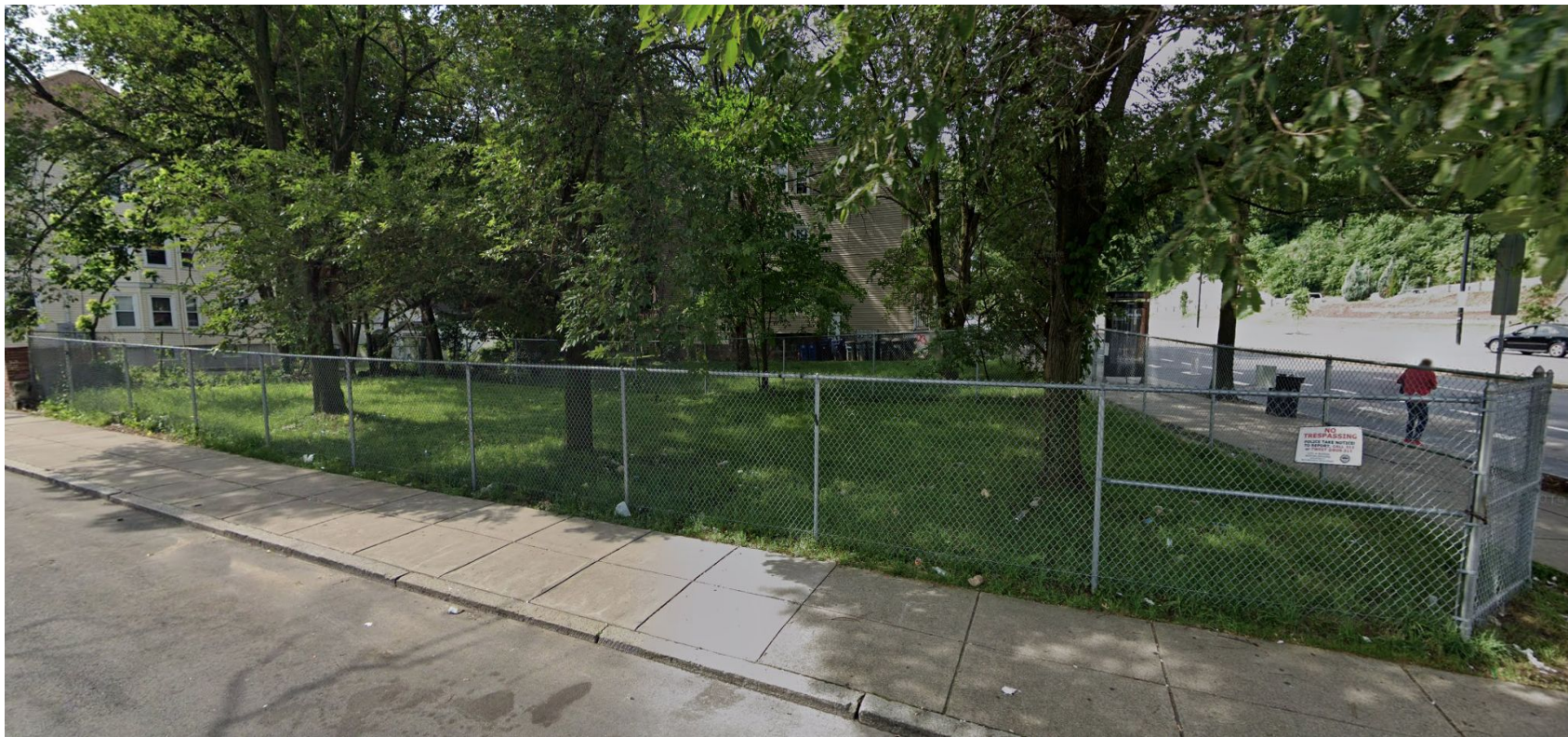
1127-1135 Blue Hill Ave: 3D

Scheme A



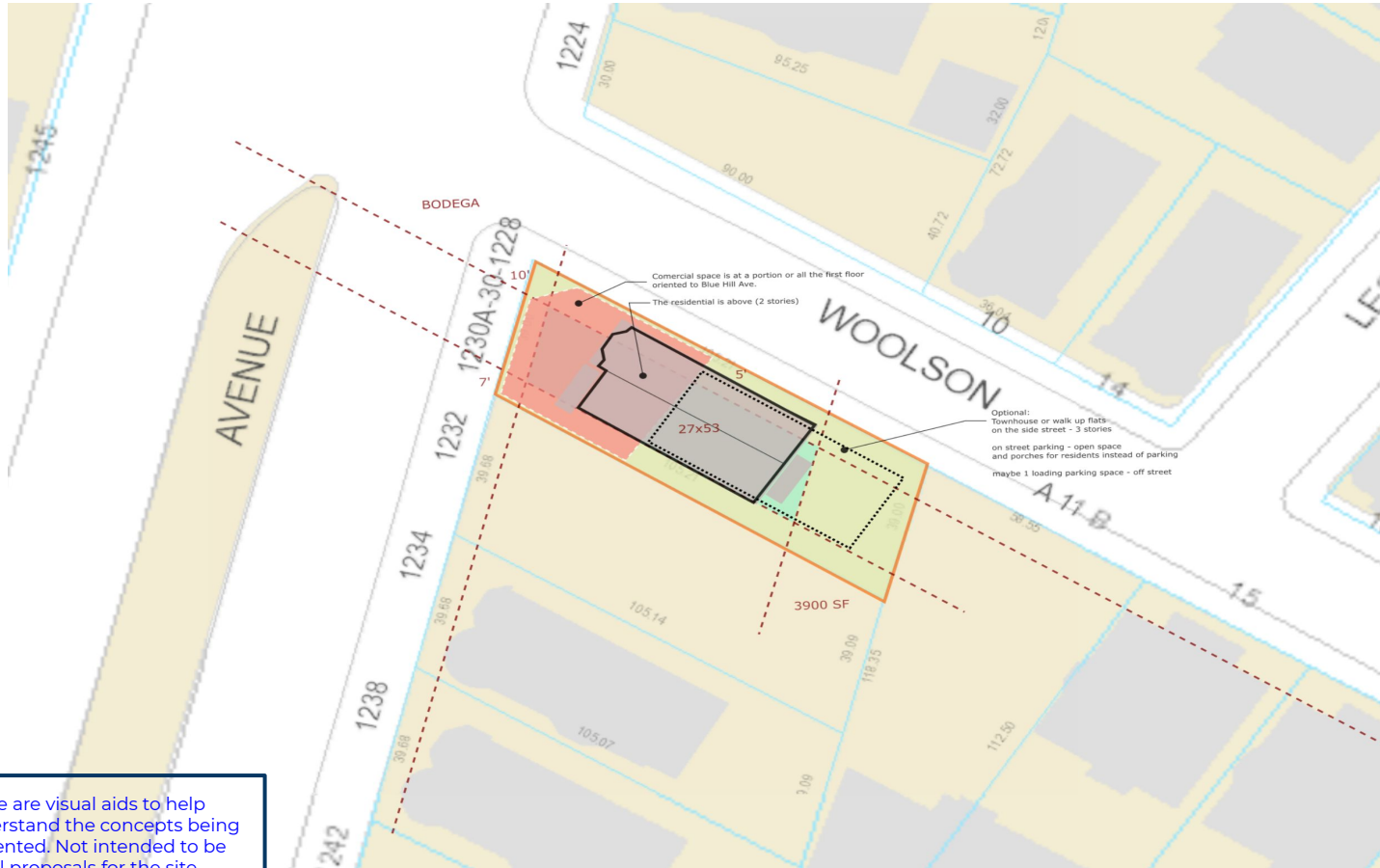
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1228-1230 Blue Hill Ave



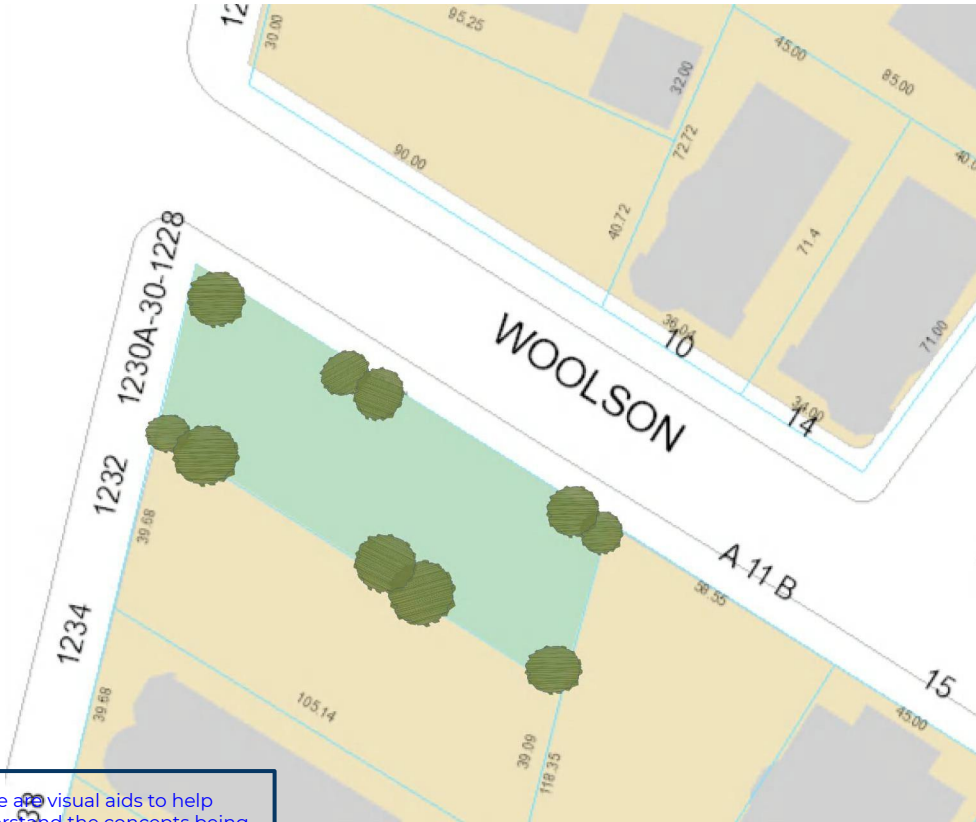
Street View

1228 1230 Blue Hill Ave (1 Parcel)



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1228-1230 Blue Hill Ave (1 Parcel)



Zoning: MATTAPAN
3F-6000

Public Park/Open Space

3,900 SF

These are visual aids to help understand the concepts being presented. Not intended to be literal proposals for the site.



Thank You!

Comments, Questions & Answers



Next Steps

Please visit our website at [Buildinghousing.boston.gov](https://buildinghousing.boston.gov)

To take a brief survey and leave comments on this project, Let us know what you would like to see developed on these parcels!

The project page is

<https://buildinghousing.boston.gov/project/blue-hill-avenue-action-plan---b1-parcels-1e098>

Comments for B1 Parcels will be accepted until Friday, August 14, 2020

This is all for a Forthcoming Request for Proposals...

THANK YOU FOR PARTICIPATING!

